

A RESOLUTION

BY FINANCE COMMITTEE/EXECUTIVE COMMITTEE

01- R -0956

**AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT
WITH THE GEORGIA DEPARTMENT OF LABOR/DEPARTMENT OF
REHABILITATION SERVICES FOR THE USE OF SPACE AT THE
ATLANTA CENTER FOR EMPLOYMENT AND TRAINING, 818 POLLARD
BOULEVARD SW, ATLANTA, GEORGIA**

WHEREAS, the Georgia Department of Labor (GDOL)/Department of Rehabilitation Services (DRS) wishes to lease approximately 3,888 square feet of space in the Atlanta Center for Employment and Training (ACET), 818 Pollard Boulevard Building for the purpose of expanding their services under the Workforce Investment Act (WIA); and

WHEREAS, the City recognizes the need to offer available space at the Atlanta Center for Employment and Training, 818 Pollard Boulevard Building to other agencies providing workforce development services; and

WHEREAS, the GDOL/DRS Lease Agreement will not interfere with City Plans to use the Atlanta Center for Employment and Training, 818 Pollard Boulevard Building to house the One-Stop Center mandated by WIA as well as other City departments and operations providing human resource services; and

WHEREAS, GDOL/DRS has agreed to assume the cost of \$50,727.20 to build-out the 3,888 square feet of space at the Atlanta Center for Employment and Training, 818 Pollard Street Building and to pay a rental fee of \$4.53 per square feet of space; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA that the Mayor be and is hereby authorized to enter into a Lease Agreement with the Georgia Department of Labor/ Department of Rehabilitation Services to lease 3,888 square feet of space at Atlanta Center for Employment and Training, 818 Pollard Boulevard Building. Said lease shall be for a period of one (1) year at a rate of \$4.53 per square feet with three (3) one year options to renew upon execution at a rate of \$7.03 per square feet (\$2.50 additional for maintenance and operating cost). The Georgia Department of Labor (GDOL) shall provide the cost of build-out of the 3,888 square feet of space at the Atlanta Center for Employment and Training, 818 Pollard Boulevard Building. The Lessee has the option of paying in full each year or to pay the amount on a monthly basis.

BE IT FURTHER RESOLVED that the Director, Bureau of Purchasing and Real Estate is hereby directed to review/prepare an appropriate lease agreement for execution by the Mayor, to be approved by the City Attorney as to form.

BE IT FURTHER RESOLVED that this Lease Agreement shall not become binding on the City. And the City shall not incur liability upon same until Renewal Lease Agreement has been executed by the Mayor and delivered to the leasing party.

Rental Proposal

The City of Atlanta proposes to enter into a lease agreement with Rehabilitation Services at the City of Atlanta facility located at 818 Pollard Boulevard. The following options are proposed:

First Year

Cost of Build-out	\$47,727.20
Rental amount for 3,888 sq. ft. at \$4.53 per sq. ft.	17,612.64
Share of Architectural Cost	<u>3,000.00</u>
	\$68,339.84

Payment Options: Lessee has the option to pay \$68,339.84 in full or \$5,444.98 monthly. The \$4.53 per sq. ft. includes maintenance and operational cost for the first year of occupancy.

Second Year

Rental amount for 3,888 sq. ft. at \$7.03 per sq. ft. (\$4.53 space and \$2.50 for maintenance and operating cost)	\$27,332.64
---	-------------

Payment Options: Lessee has the option to pay \$27,332.64 in full or \$2,277.72 monthly.

Lessor agrees to provide the Director with a reserved parking space and increase the handicapped parking from 2 spaces to 8 spaces.

The City of Atlanta accepts your copy of the lease agreement with exception. Numbers 10 and 11 must be deleted because the City of Atlanta is self-insured.

TRANSMITTAL FORM FOR LEGISLATION
(For Review & Distribution To Executive Management)

To Mayor's Office: **GREG PRIDGEON**

Commissioner Signature: _____

Director Signature: _____

Originating Department:	Atlanta Workforce Development Agency	Contact (name):
Committee(s) of Purview:	Finance/Executive	Committee Deadline:
Committee Meeting Dates(s):		City Council Meeting Date:

CAPTION:

Authorizing the Mayor to Enter Into a Lease Agreement With The Georgia Department of Labor/Department of Rehabilitation Services For The Use Of Space At The Atlanta Center For Employment And Training (ACET), 818 Pollard Boulevard, SW, Atlanta, Georgia 30315.

BACKGROUND/PURPOSE/DISCUSSION:

The City recognizes the need to offer available space in the Atlanta Center for Employment and Training, 818 Pollard Boulevard to other agencies providing workforce development services under the Workforce Investment Act (WIA). The Georgia Department of Labor (GDOL)/Department of Rehabilitation Services (DRS) wishes to leases approximately 3,888 square feet of space for the purpose of the expansion of the delivery of services in the Atlanta One-Stop Center.

FINANCIAL IMPACT (if any):

GDOL/DRS has agreed to assume the cost to construct the 3,888 square feet of space at the Atlanta Center for Employment and Training, 818 Pollard Boulevard SW, Atlanta, Georgia 30315.

Received by Mayor's Office: _____

(date)

Received by: _____

(initials) (date)

Submitted to Council: _____

(date)

Action By Committee: _____ Approved _____ Adversed _____ Held _____ Amended _____